



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 18-105685-LD  
Project Name/Address: The Spring District, Tract K / 1501 124<sup>th</sup> Ave NE  
Planner: Laurie Tyler  
Phone Number: (425)-452-2728

**Minimum Comment Period: April 19, 2018, 5PM**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Tract K at the Spring District
2. Name of applicant: [\[help\]](#)  
Wright Runstad & Company
3. Address and phone number of applicant and contact person: [\[help\]](#)  
Cindy Edens, Wright Runstad & Company, 1201 Third Avenue, Suite 2700, Seattle, WA 98101, (206) 447-9000
4. Date checklist prepared: [\[help\]](#)  
February 16, 2018
5. Agency requesting checklist: [\[help\]](#)  
City of Bellevue

Subject  
to change →

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Construction of the proposal is expected to begin in August 2018 with completion in April 2019.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
The proposal includes the construction of a 17,810 SF park built on top of an underground parking garage with approximately 50 parking spaces. The park will include outdoor space, a plaza and amenities such as a community garden, bocce ball court and permanent tables and chairs. The underground parking garage will be accessed off of NE 14<sup>th</sup> Terrace, a roadway that is being constructed in 2018. The parking garage will provide parking for a neighboring site as the park parking needs are low and are met with on-street parking.

The Tract K park and garage are located within the Spring District, which is a master planned development. Future development connected to this proposal includes the full build-out of the Spring District, in accordance with the Master Development Plan. Future development of the Spring District will be completed in phases, generally moving from the south to north side of the Spring District property. The phases are generally described next.

- Phase 1A-1E - Tract K lies within the Phase 1A site boundary. The first phase project area includes the southern 14 acres of the Spring District. The site roadway infrastructure, Tract C park, GIX building and residential development in this phase is generally complete. An office building and brewpub on Parcel 12 is under Design Review. Another park on Tracts G and J will be constructed as part of Phase 1E. Parcel 13 is a future commercial building site.
- Phase 2 includes city roadway improvements and the arrival of the Sound Transit Light Rail Transit (LRT) station;
- Phase 3 includes commercial, retail and restaurant development on Parcels 3A, 7, 9, 11 and 15;

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- Phase 4 adds a landmark hotel that will provide an additional entry to the LRT station;
- Phase 5 adds development north of NE 16<sup>th</sup> Street including residential and office/retail space; and
- Phase 6 adds the final office building and residential complex on the north side of the property.

Each phase of development goes through Design Review with the City of Bellevue and is subject to applicable regulations and policies in effect at the time of application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

An FEIS for the BelRed Corridor Project was issued by the City of Bellevue in July of 2007. The FEIS designates a Preferred Alternative, identified by the BelRed Steering Committee in May 2007, which would increase density in the western half of the BelRed Corridor by including three closely spaced development nodes in the vicinity of Overlake Hospital Medical Center (OHMC), 122<sup>nd</sup>, and 130<sup>th</sup> Avenues NE.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
No known applications.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

In addition to the Design Review in accordance with the Master Development Plan, the proposal will require local permits, including Clearing & Grading, Utilities, Building, Mechanical and Electrical Permits. The site is already covered under an NPDES Permit through the Washington State Department of Ecology, which will be transferred to the contractor.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposal includes the construction of a 17,810 SF park built on top of an underground parking garage with approximately 50 parking spaces. The park will include outdoor space, a plaza and amenities such as a community garden, bocce ball court and permanent tables and chairs.

The parking garage will provide parking for a neighboring site as the park parking needs are low and are met with on-street parking. The garage will be accessed off NE 14<sup>th</sup> Terrace, a roadway being constructed in 2018. Pedestrians will access the parking garage from an elevator located on the southeast and two stairways located in the southeast and southwest corners of the park.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

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are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The Spring District is located in Bellevue, King County, WA. The address of the Spring District site is 1209 124<sup>th</sup> Avenue NE, located to the North of NE 12<sup>th</sup> Street, East of 120<sup>th</sup> Avenue NE, and West of 124<sup>th</sup> Avenue NE. King County Parcel number 7933300000.

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
The proposal area is flat and contains a warehouse slab to be removed during construction.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)  
The land has been developed since the late 1950's and does not include any prime farmland. A geotechnical engineering report (Hart Crowser, 2017) confirms the likelihood of up to five feet of fill under the existing concrete floor slab. The fill is believed to be very dense glacial soils typically consisting of gravelly to very gravelly, silty to very silty sand.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
There are no indications of or history of unstable soils in the immediate vicinity.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
The total project area of the improvements is 0.51 acre. Proposed earthwork includes the demolition of portions of sidewalks along the west, north and east sides of the site for shoring associated with the construction of the parking garage. The proposal includes the excavation of approximately 9,500 cubic yards of material and 200 cubic yards of fill. Any excavated material that is not used on-site will be disposed of at a proper disposal site off-site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal site if construction stormwater were not properly managed.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

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Currently, the proposal site is 100-percent impervious as it consists of a warehouse slab that will be demolished during construction. After construction, the project area will be approximately 87% impervious. Per the BelRed code and Master Development Plan Conditions of Approval, the Spring District site cannot exceed 75-percent impervious lot coverage site-wide at full buildout. See accompanying impervious lot coverage figure, JMJ TEAM.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
The project proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC) per Bellevue City Code 23.76.

The plans will identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Bellevue standards and the Stormwater Management Manual for Western Washington. The City of Bellevue Storm and Surface Water Engineering Standards provides guidance to prevent erosion downstream of construction sites. In accordance with the City's NPDES permit, a Certified Erosion Control Lead (CERCL) will be on-site during construction.

Some measures that may be implemented during construction to manage source control and runoff conveyance and treatment include: road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing, sediment traps, and construction stormwater chemical treatment. Additional devices and methods may be employed to ensure the erosion potential is minimized.

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Construction would temporarily increase dust and vehicle emissions near the construction area.

The park is designed for neighborhood use from residents and office workers and is located within a transit-oriented development. Therefore, the constructed park is expected to create very few vehicle trips, estimated at two vehicle trips during peak weekend hours per the parking study (Parametrix, 2018). Since parking garages do not generate vehicle trips, no emissions are associated with the operations of the garage.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no known off-site sources of emissions or odor that would affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

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The City of Bellevue mandates standard practices as part of its Clearing and Grading permit (Bellevue City Code 23.76). Mitigation will include using BMPs to control dust and vehicle emissions near the construction area. Construction vehicles will be fitted with required, factory-installed emission control devices and requiring idling vehicles to be turned off. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions. Material stockpiles will also be covered or watered as necessary to control dust.

### 3. Water [\[help\]](#)

#### a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The proposal area is more than 400 feet northeast of Lake Bellevue. Lake Bellevue is the receiving water of stormwater runoff from the proposal site. The proposal site is not a major contributor of flow to the lake.

Kelsey Creek is located approximately 300 feet northeast of the proposal. The proposal will not affect Kelsey Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The proposal will not require work over, in or adjacent to any waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

The proposal will not include fill or dredge materials placed or removed from surface waters or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The proposal will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

According to FEMA Flood Insurance Rate Maps, Community Panel numbers 53033C0368F and 53033C0656F (eff. May 16, 1995), the affected geographic area is not within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No waste materials will be discharged to surface waters.

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so,

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give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This proposal does not involve withdrawals of or discharges to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

This Proposal does not include the discharge of waste materials into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. [\[help\]](#)

Surface runoff from the driveway accessing the garage from NE 14<sup>th</sup> Terrace will be collected and conveyed to the sewer system.

Stormwater runoff from the park proposal comes from non-pollution generating surfaces, including planted areas, plaza space and sidewalks. This stormwater will be conveyed directly to the storm drainage system and is not required to be treated.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

It is not anticipated that waste materials will enter ground or surface waters. As with all projects, there is a possibility of waste materials entering ground or surface waters during construction without proper mitigation measures.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Stormwater will continue to be discharged to Lake Bellevue. Stormwater from the pollution-generating driveway surface will be directed to the garage where it will enter the sanitary sewer system.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The proposal will comply with all applicable requirements of the Drainage Design & Erosion Control Manual and applicable stormwater manual. During construction, contractors will be required to have a Spill Prevention Control and Countermeasure Plans and a Stormwater Pollution Prevention Plan (SWPPP) in place.

The driveway surface leading in and out of the parking garage will be a pollution-generating surface that will be conveyed into the garage where it will enter the sanitary sewer system.

4. Plants [\[help\]](#)

Project subject  
to Utility Code  
BCC 24.06  
and any  
required utility  
permits.

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- a. Check the types of vegetation found on the site: [\[help\]](#)

☐deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☐evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☐shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The proposal does not require the removal of any vegetation.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no threatened or endangered species known to occur on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The proposal landscaping includes a community garden, potted plants and several trees and plantings along the east side of the park. The species selected are native and a mix of evergreen and deciduous plantings.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

There are no noxious weeds or invasive species on or near the site.

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no threatened or endangered species known to occur on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, however, most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

No vegetation  
on site -  
existing  
bldg. slab

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- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
As there is no known wildlife on the site, no preservation measures are needed.
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
None known.

**6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)  
The proposal will require electrical service for the parking garage and on-site lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
The proposal will not affect the potential use of solar energy by adjacent properties. The proposal will not produce shadows to the north nor shade other adjacent properties.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)  
The site lighting will utilize LED fixtures to reduce the energy uses of the park.

**7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)  
There are no anticipated environmental health hazards associated with this proposal. As with all sites, there may be a risk of spills during construction.
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)  
There is a possibility of encountering contaminated soil on-site during excavation. In 2001, six underground storage tanks were removed from the general vicinity of the proposal near the vehicle maintenance shop. The geotechnical consultant concluded that the removal and cleanup of contaminated soil was effective and that no further regulatory action was needed at that time.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)  
There are no known hazardous chemicals or underground hazards on the proposal site. As described in the response above, there is a chance of encountering contaminated soils during excavation from former underground storage tanks nearby.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life

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of the project. [\[help\]](#)

There are no toxic or hazardous chemicals involved in the construction or operation of the proposal.

4) Describe special emergency services that might be required. [\[help\]](#)

The need for special emergency services is not needed for this proposal.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Spill Prevention and Control Plans will be utilized by contractors working on-site during construction.

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Noise from nearby roadways exists, including freeways I-405 and SR-520 and arterials 124th Avenue NE and NE 12th Street. Noise from these facilities and other surrounding uses is standard roadway noise and will not affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site. [\[help\]](#)

During construction, the site will produce temporary construction noise. There are no long-term noise impacts as a result of this proposal.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The proposal area contains a warehouse slab to be demolished for construction of the parking garage and park. The Master Development Plan and Binding Site Plan recorded for the property identify the tract for park space and is a condition of the Developer Agreement. The proposal does not affect any land uses near or adjacent to the proposal.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site was likely used for agriculture prior to its development as a light industrial warehouse site in the early 1950's. The site has been used for warehouse distribution for the last 60+ years.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Construction noise will be limited to City's Noise Ord. BCC 9.18

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The proposal will not affect or be affected by nearby farms or forest land operations.

c. Describe any structures on the site. [\[help\]](#)

There is a warehouse slab currently on the proposal site, which will be removed and has already undergone environmental review.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished as part of this proposal.

e. What is the current zoning classification of the site? [\[help\]](#)

BR-OR-1  
In 2009, the city rezoned several sites within BelRed, including the entire Spring District property. The proposal site was rezoned from Light Industrial to Office/Residential.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

BR-OR-1  
The current comprehensive plan designation is mixed-use office/residential.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There are no environmentally sensitive areas in the proposal area.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

There is no residential or commercial use associated with this proposal. The proposal includes the construction of a park and underground parking garage.

j. Approximately how many people would the completed project displace? [\[help\]](#)

This proposal will not displace any residents as none are on-site.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This proposal is compatible with the City's existing comprehensive plan and the FEIS for the BelRed Corridor Project. Alignment with these plans ensures compatibility with existing and projected land use plans.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No residential housing will be constructed as part of this proposal.

b. Approximately how many units, if any, would be eliminated? Indicate whether high,

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middle, or low-income housing. [\[help\]](#)  
The proposal will not eliminate any housing units.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
Not applicable.

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
The proposal includes the construction of a park and underground parking garage. No above-grade building structures are part of this proposal.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
The construction of the proposal will not impact, alter or obstruct any views in the immediate vicinity.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
The proposal site is currently covered in a warehouse slab. The use of trees and plantings will improve the aesthetics of the proposal site.

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
The proposal includes the use of on-site, pedestrian-scale lighting fixtures. However, as a former warehouse facility with truck traffic, the light and glare is not expected to increase over previous conditions on site.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
It is not anticipated that light or glare from this project will be a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
There are no known off-site sources of light or glare that would affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
Exterior lighting will meet City design standards and cast light downward.

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately ¼ miles to 1 mile from the Spring District site.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
The development will not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
Not applicable.

*Project subject  
to light & glare  
requirements of  
LWC 20.50.522*

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### 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

The Washington State Department of Archaeology and Historic Preservation online GIS map tool does not indicate there are any places or objects listed on any registers within the immediate vicinity of the proposal.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Washington State Department of Archaeology and Historic Preservation online GIS map tool.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable.

### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The proposal is generally served by NE District Way, 124<sup>th</sup> Avenue NE, and 121<sup>st</sup> Avenue NE. Freeway access includes SR-520 located north of the site and I-405 to the west. Primary access to the proposal will be from 124<sup>th</sup> Avenue NE to NE District Way within the Spring District or from 120<sup>th</sup> Avenue NE to NE Spring Boulevard (once constructed) to 121<sup>st</sup> Avenue NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The proposal will not be served directly by public transit, however, King County Metro, serves the vicinity with bus service, including:

- Route MT 226-O: - approximately 0.1 miles from the proposal site
- Route MT 249-O: approximately 0.3 miles from the proposal site
- Route MT 672-O, MT 889-O: approximately 0.3 miles from the proposal site
- King County Rapid Ride B-Line: approximately 0.3 miles from the proposal site

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The Proposal does not eliminate any parking stalls. The proposal includes

Below grade  
parking garage  
to use on  
Parcel 12  
BrewPub

LT  
3/22/18

on-street parking along the public and private roadways for the park's limited parking needs.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The proposal does not require new improvements to transportation facilities. Portions of the public sidewalk to the north and east of the site will be demolished and re-constructed in order to build the underground parking garage.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The development does not use or occur in the immediate vicinity of current water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The proposal will generate approximately two vehicle trips during peak weekend hours (Parametrix, 2018). The adjacent public and private roadways have adequate on-street parking to support these parking needs.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

The proposal will not affect or be affected by the movement of agricultural and forest products on the roads.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

There are no transportation impacts associated with this proposal.

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The construction of the park and garage will not increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

Utilities on-site within the Spring District will be extended during the construction of the park and parking garage. These utilities include water, sanitary sewer, stormwater and electricity.

ET  
3/22/18

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

There are electrical needs for the on-site lighting in the park as well as the underground parking garage. The garage will be connected to sanitary sewer for the driveway surface runoff. Water will be extended to the proposal for irrigation of trees and plantings.

### C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Joleen Peterson

Name of signee: Joleen Peterson

Position and Agency/Organization: JMJ TEAM

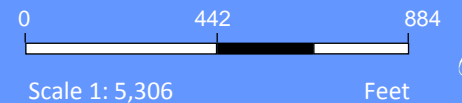
Date Submitted: February 16, 2018

ET  
3/22/18





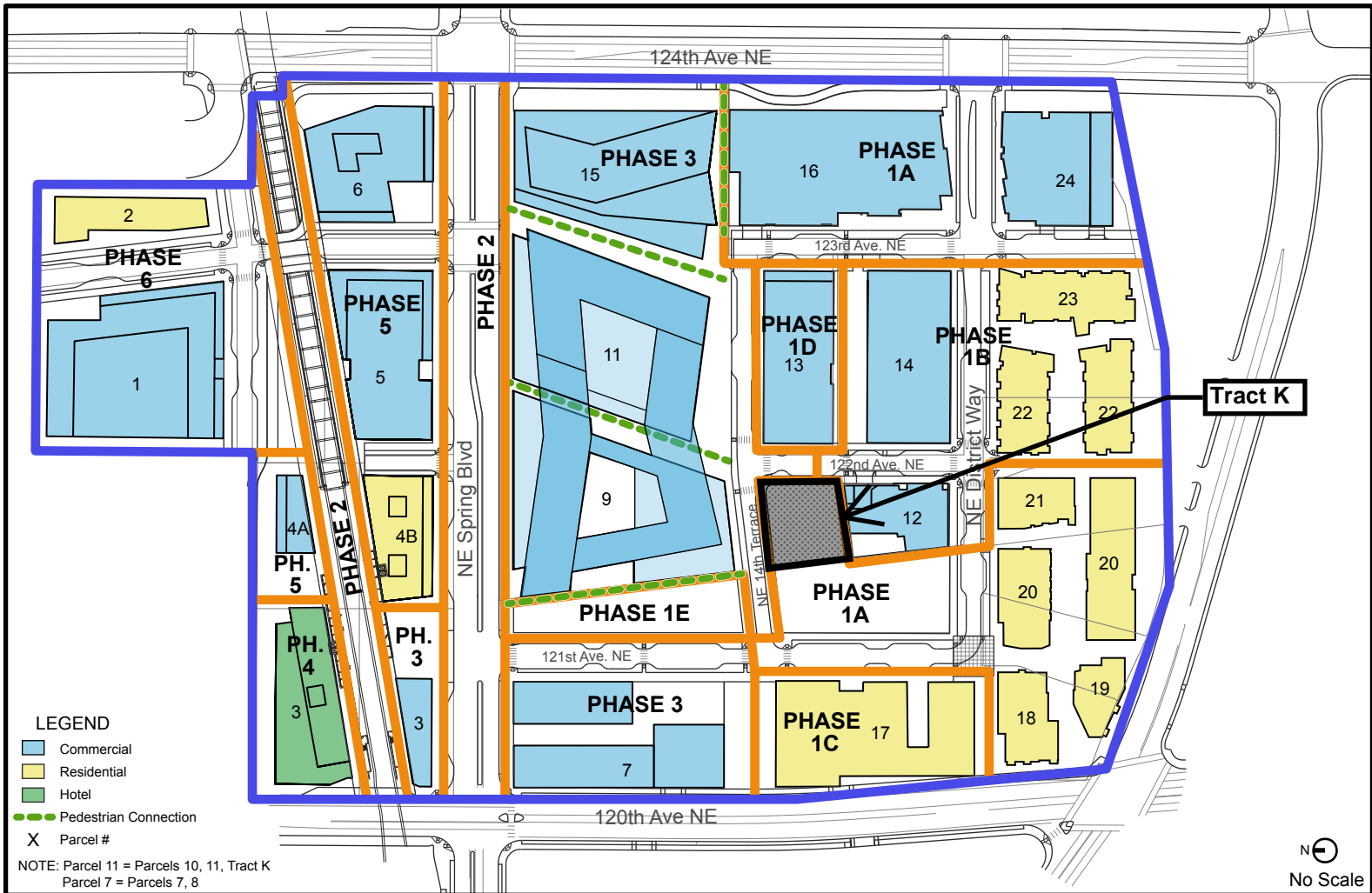
# The Spring District - Tract K



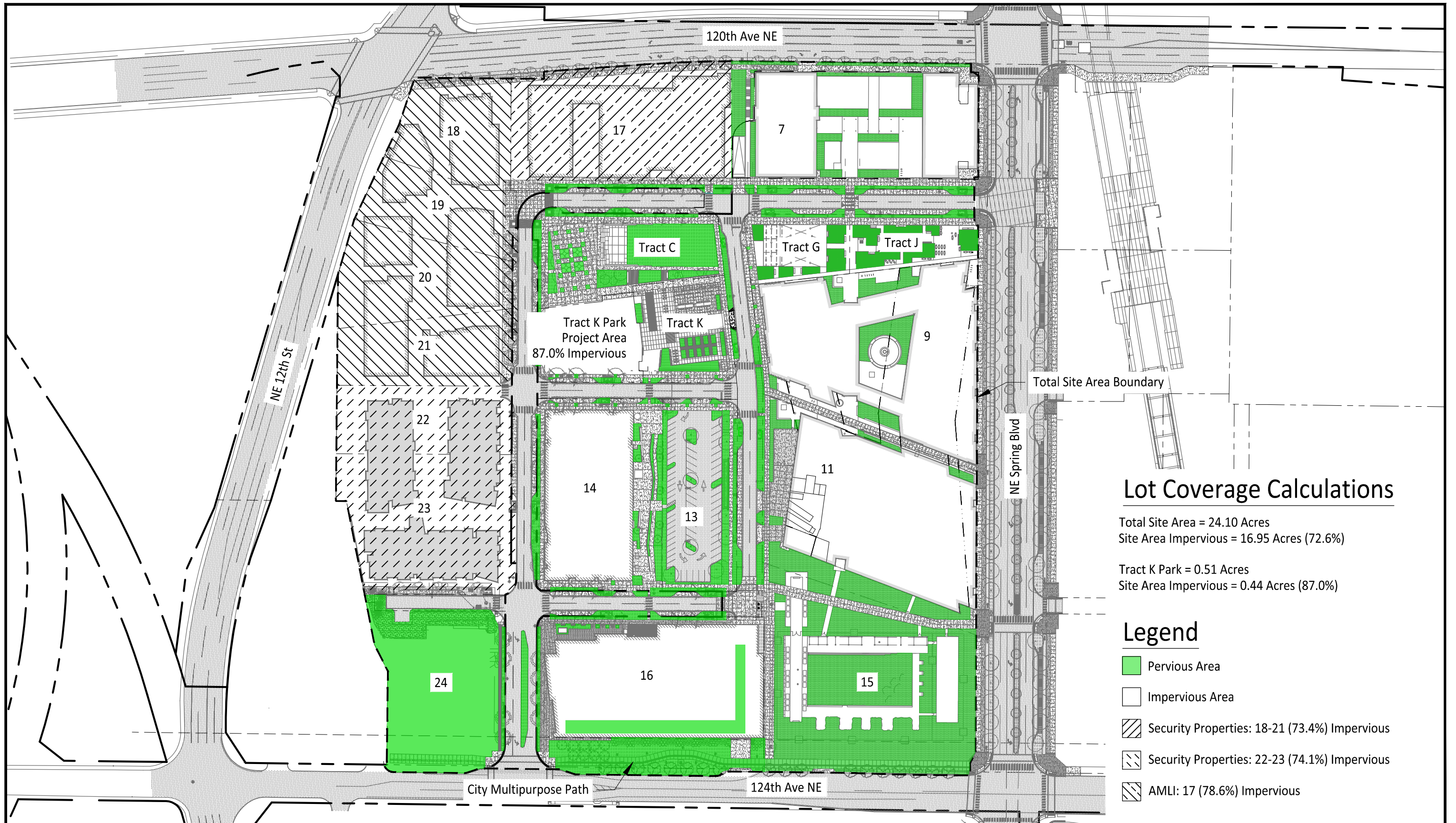


# The Spring District Master Development Plan (MDP) - Current Phasing Plan

## Phasing Plan Graphic Representation



The applicant's proposed 2012 Master Development Plan will be complete in 10 distinct phases.



## Lot Coverage Calculations

Total Site Area = 24.10 Acres  
 Site Area Impervious = 16.95 Acres (72.6%)

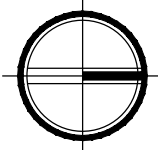
Tract K Park = 0.51 Acres  
 Site Area Impervious = 0.44 Acres (87.0%)

## Legend

- Pervious Area
- Impervious Area
- Security Properties: 18-21 (73.4%) Impervious
- Security Properties: 22-23 (74.1%) Impervious
- AMLI: 17 (78.6%) Impervious

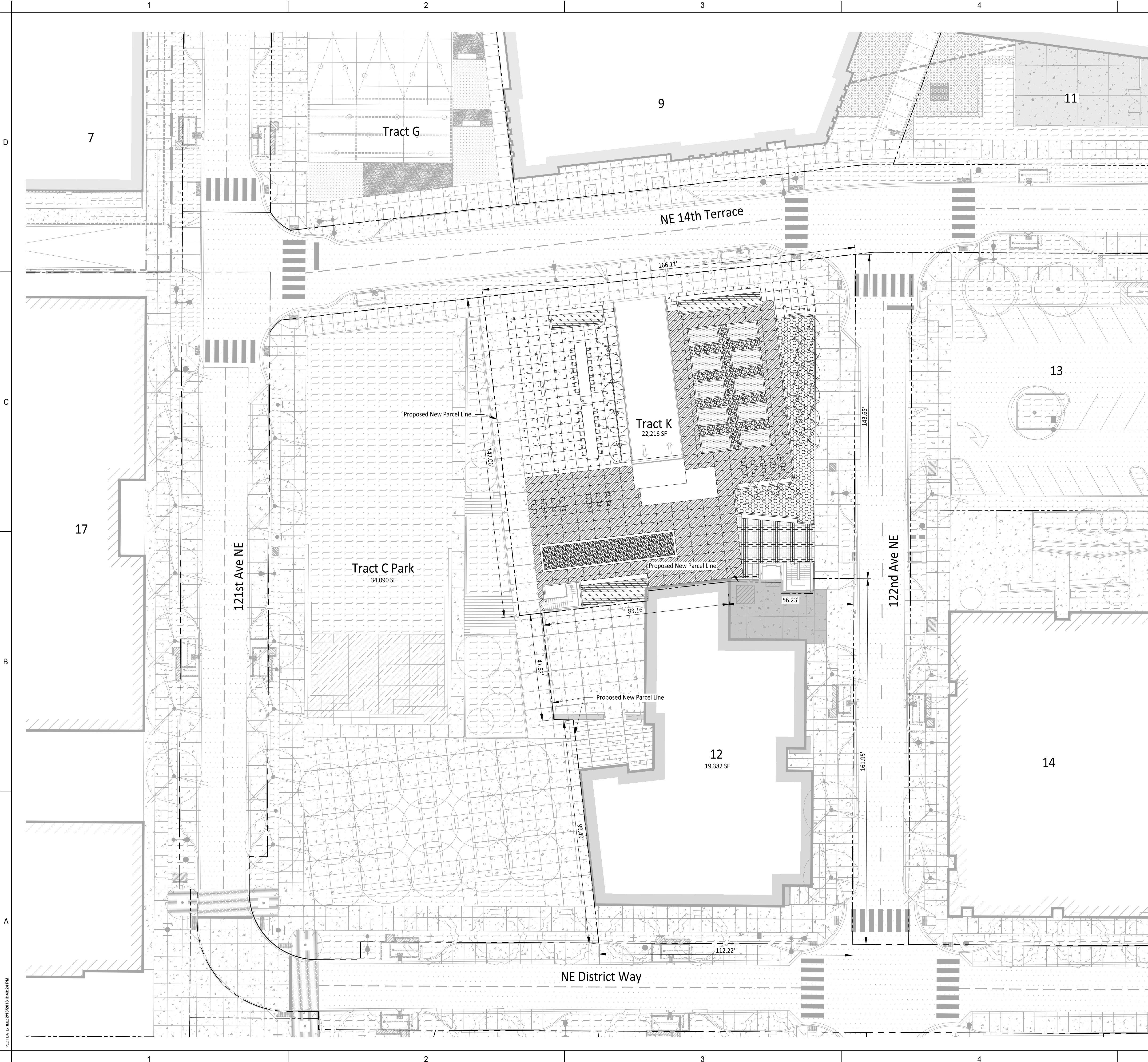
DATE: Feb 16, 2018 FILE: Lot Coverage Figure

0 140 280 feet



The Spring District  
 Permitted Projects  
 Lot Coverage





1  
 2  
 3  
 4  
 5  
 D  
 C  
 B  
 A  
 7  
 9  
 11  
 13  
 14  
 17  
 121st Ave NE  
 122nd Ave NE  
 NE 14th Terrace  
 NE District Way  
 Tract G  
 Tract K  
 Tract C Park  
 Proposed New Parcel Line  
 166.11'  
 143.65'  
 143.65'  
 161.95'  
 112.22'  
 90.69'  
 47.52'  
 83.16'  
 56.23'  
 90.06'  
 34,090 SF  
 22,216 SF  
 19,382 SF  
 02/16/2018 3:43:24 PM

GENERAL NOTES

1. Binding Site Plan Amendment #5 to be submitted to City of Bellevue prior to Tract K construction.

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1301 First Avenue, Suite 301  
 Seattle, WA 98101  
 http://www.gglo.com



JMJ Team  
 PO Box 2066  
 Summer, WA 98390  
 (206) 596 2020



PROJECT:

TRACT K GARAGE

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WR-SRI 120TH LLC  
 1201 THIRD AVENUE, SUITE 2700  
 SEATTLE, WA 98101

MARK DATE DESCRIPTION

REVISIONS

01 02/16/2018 ADR SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: 2013037.01  
 GGLO PRINCIPAL IN CHARGE: Sean Canady  
 GGLO PROJECT MANAGER: Kevin Reed  
 OWNER APPROVAL:

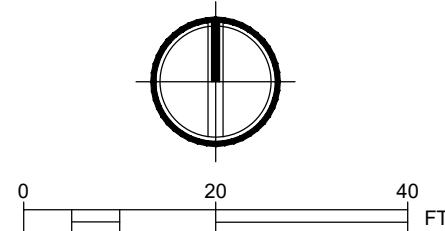
SHEET TITLE

Parcel Boundary Plan

SHEET NO.

C1-101

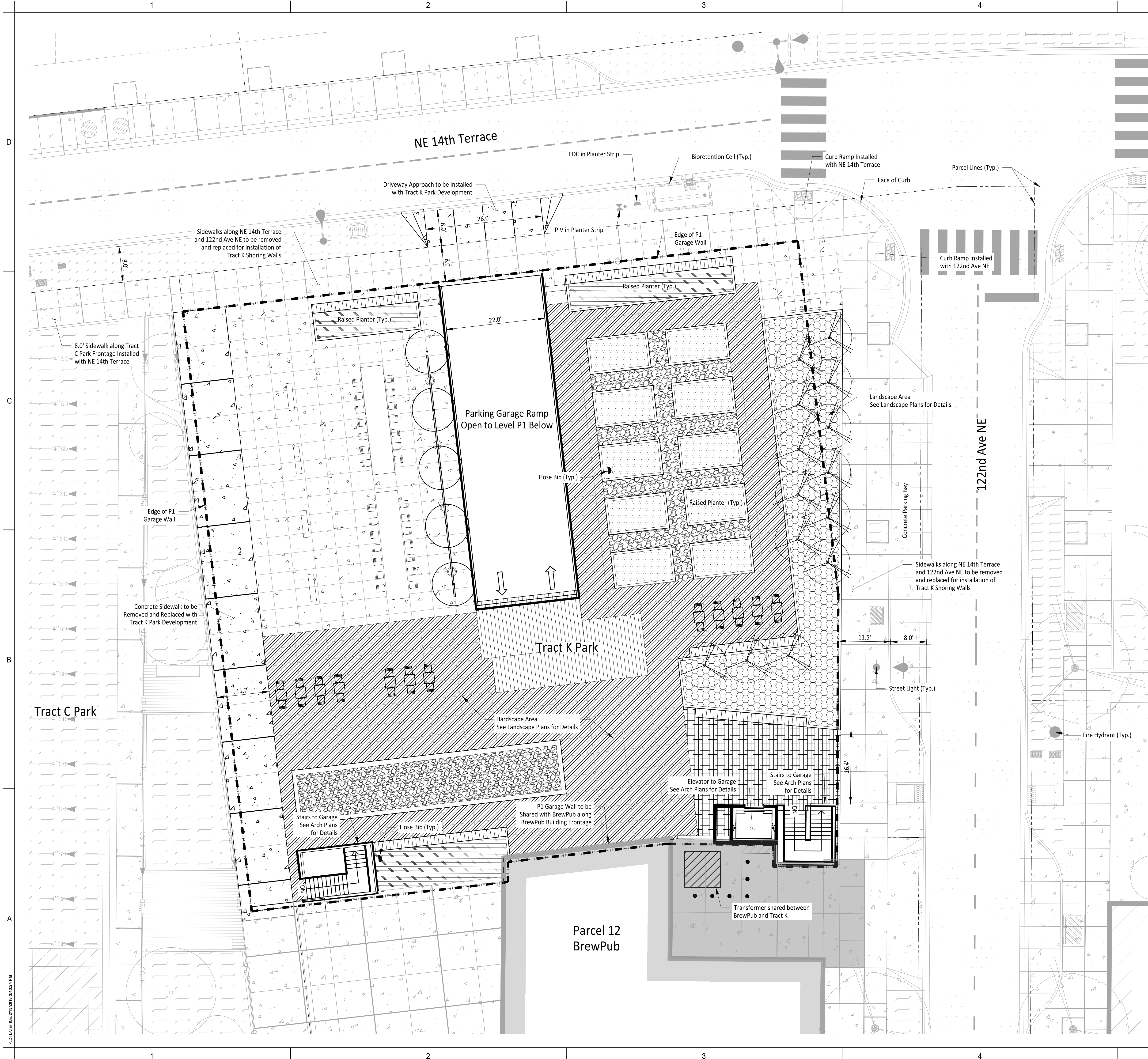
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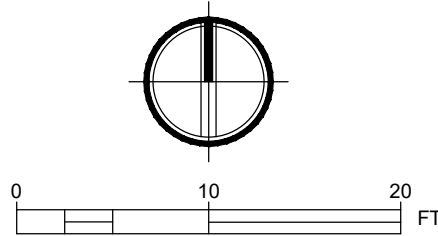


GENERAL NOTES

- 1. The following projects to be permitted as follows:
  - 1.1. GIX and the southern portion of 122nd Ave NE are existing.
  - 1.2. Tract C Park is existing.
  - 1.3. NE 14th Terrace and the northern portion of 122nd Ave NE to be constructed under separate permit and are shown as existing. Permit includes planter strip, street trees, street lights, roadside bioretention cells, and sidewalks fronting Tract K.
  - 1.4. BrewPub to be constructed under separate permit and is shown as existing.
- 2. Sidewalks to be 5" Concrete over 4" Crushed Surfacing Base Course.

LEGEND

- Existing Concrete Sidewalk
- Existing Landscaped Areas
- Proposed Planted Area
- Proposed Concrete
- Proposed Concrete
- Proposed Concrete
- Proposed Gravel Paving
- Proposed Crushed Rock Paving
- Street Trees
- Extent of P1 Garage



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PO Box 2066  
Sumner, WA 98390  
(206) 596 2020



PROJECT:  
**TRACT K GARAGE**

PROJECT ADDRESS:  
**SPRING DISTRICT PARCEL 12**

OWNER:  
**WR-SRI 120TH LLC  
1201 THIRD AVENUE, SUITE 2700  
SEATTLE, WA 98101**

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PROJECT NO.: **2013037.01**  
GGLO PRINCIPAL IN CHARGE: **Sean Canady**  
GGLO PROJECT MANAGER: **Kevin Reed**  
OWNER APPROVAL:

SHEET TITLE  
**Civil Site Plan**

SHEET NO.

**C3-301**

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SITE PLAN NOTES:

1. SEE CIVIL SHEETS FOR PROPERTY LINE AND EASEMENT INFORMATION

PLANTING LEGEND

MARK	TYPE
PA	PLANTED AREA

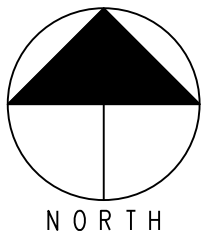
MATERIAL LEGEND

MARK	TYPE
[Grid Pattern]	PIP CONCRETE WITH EXPOSED AGGREGATE, SAW CUT JOINT, MATCH COLOR AND AGGREGATE TO GIX PROJECT
[Dashed Pattern]	PIP CONCRETE, MATCH COLOR TO ADJACENT PARK WALKWAY
[Diagonal Lines]	PIP CONCRETE WITH EXPOSED AGGREGATE, SAW CUT JOINT, COLOR AND FINISH TBD
[Crushed Rock Pattern]	CRUSHED ROCK PAVING
[Gravel Pattern]	GRAVEL PAVING

SITE PLAN LEGEND

MARK	TYPE
[Hatched Box]	WOOD BENCH
[Rectangular Box]	SUSPENDED SEATING ATTACHED TO TRELLIS ABOVE
[Double Line]	RAISED PLANTER WALL 12"-24" HIGH, CONCRETE
[Circle with Dot]	TREES IN MOVABLE CONTAINER
[Single Line]	HANDRAIL
[Rectangular Box]	BENCH

1 SITE PLAN  
SCALE: 1" = 10'



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LANDSCAPE ARCHITECT:  
**GGN**

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Suite 700  
Seattle, WA 98101  
(206) 903-6802

PROJECT:

**TRACT K GARAGE**

PROJECT ADDRESS:

**SPRING DISTRICT PARCEL 12**

OWNER:

**WRIGHT RUNSTAD  
98101**

MARK DATE DESCRIPTION  
**REVISIONS**

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MARK DATE DESCRIPTION

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GGLO PRINCIPAL IN CHARGE: **Sean Canady**  
GGLO PROJECT MANAGER: **Kevin Reed**  
OWNER APPROVAL:

SHEET TITLE

**SITE PLAN**

SHEET NO.

**L1-010**

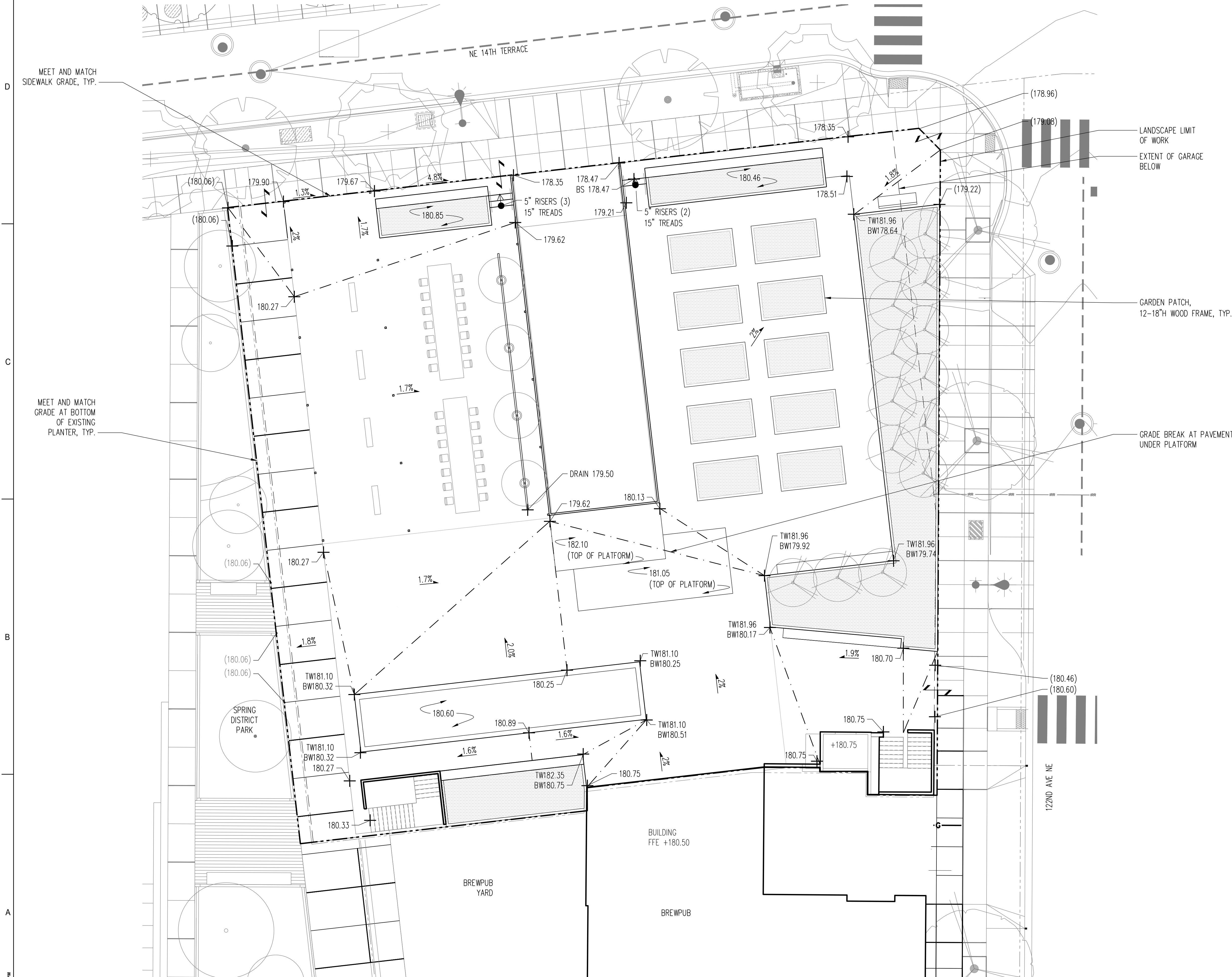
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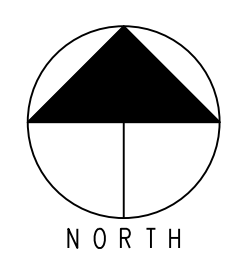




GRAPHIC SYMBOLS

- X.XX ELEVATION TAG
- (X.XX) EXISTING ELEVATION
- X.XX ROW ELEVATION
- FLUSH
- SLOPE DRAINAGE ARROW
- MINOR CONTOUR
- MAJOR CONTOUR
- BREAK LINE
- PLANTING AREA

1 SITE PLAN  
SCALE: 1" = 10'



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PROJECT:  
**TRACT K GARAGE**

PROJECT ADDRESS:  
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OWNER APPROVAL:

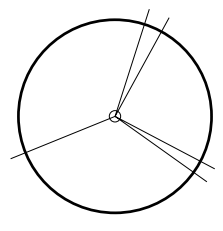
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**GRADING PLAN**

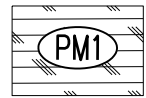
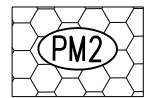
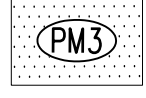
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1  
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A  
PLOT DATE/TIME: 2/13/2018 3:43:24 PM

TREE SCHEDULE						
SYMBOL	DESCRIPTION	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
	SMALL DECIDUOUS TREE	14	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	6' HT	MULTI-STEM, 3 TRUNKS MIN.

PARK PLANTING SCHEDULE							
SYMBOL	DESCRIPTION	MIX	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	PLANTING MIX 1: POLLINATOR MIX	25%	ROSMARINUS OFFICINALIS 'IRENE'	ROSEMARY	2 GAL	24" O.C.	
		25%	LAVANDULA 'PROVENCE'	LAVENDAR	2 GAL	24" O.C.	
		25%	CALENDULA SP.	MARIGOLD	1 GAL	12" O.C.	
		25%	SALVIA OFFICINALIS 'PURPUREA'	PURPLE SAGE	2 GAL	12" O.C.	
		ACCENT	LEYCESTERIA FORMOSA	HIMALAYAN HONEYSUCKLE	5 GAL		
	PLANTING MIX 2: POLLINATOR EVRGREEN	50%	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	12" O.C.	
		50%	ROSA RUGOSA 'PURPLE PAVEMENT'	RUGOSA ROSE	2 GAL	24" O.C.	
	PLANTING MIX 3: CHEF'S GARDEN	VEGETABLES AND HERBS, SPECIES TBD					BY OWNER OR TENANT
TOTAL							

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PROJECT:

TRACT K GARAGE

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

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MARK

DATE

DESCRIPTION

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MARK

DATE

DESCRIPTION

ISSUE INFORMATION

PROJECT NO.:

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GGLO PRINCIPAL IN CHARGE:

Sean Canady

GGLO PROJECT MANAGER:

Kevin Reed

OWNER APPROVAL:

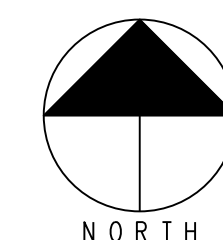
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PLANTING  
SCHEDULE

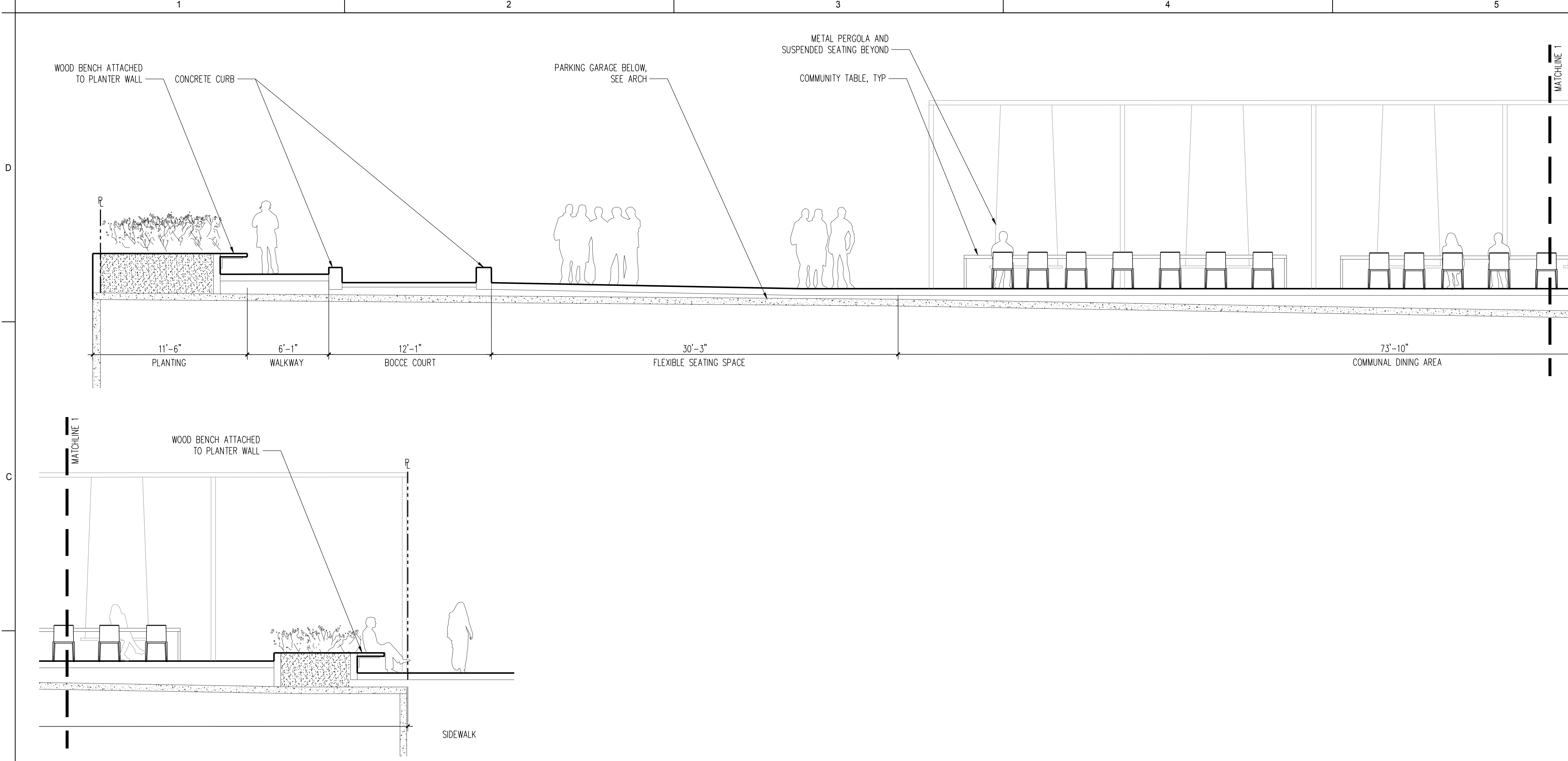
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L1-030

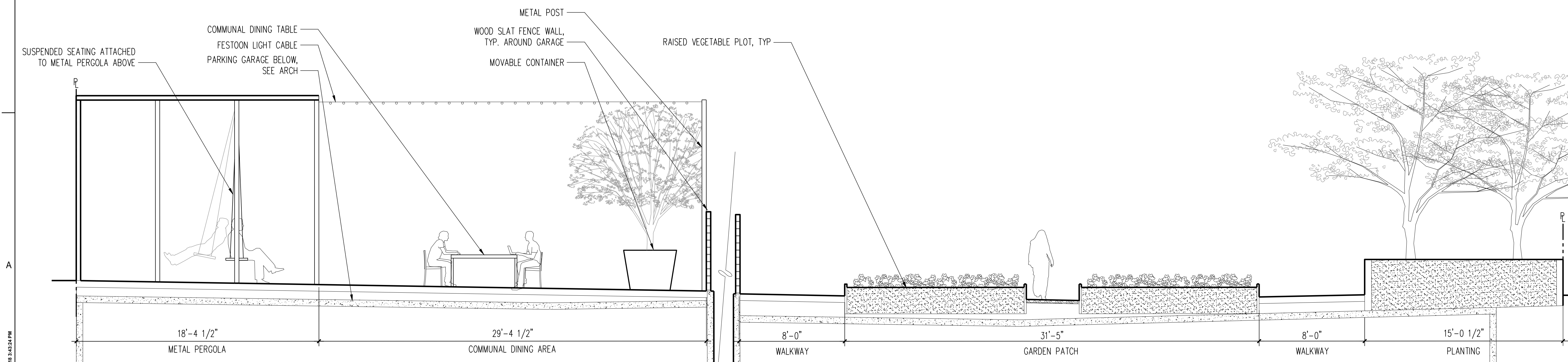
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1 SITE SECTION: LOOKING WEST  
SCALE: 1/8" = 1'-0"



2 SITE SECTION: LOOKING NORTH  
SCALE: 1/4" = 1'-0"



D

C

B

A



1 BIRD'S EYE PERSPECTIVE  
SCALE: NTS

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PROJECT:  
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OWNER:  
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REVISIONS		

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MARK	DATE	DESCRIPTION
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SHEET TITLE  
**BIRD'S EYE  
PERSPECTIVE**

SHEET NO.

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# Tract K

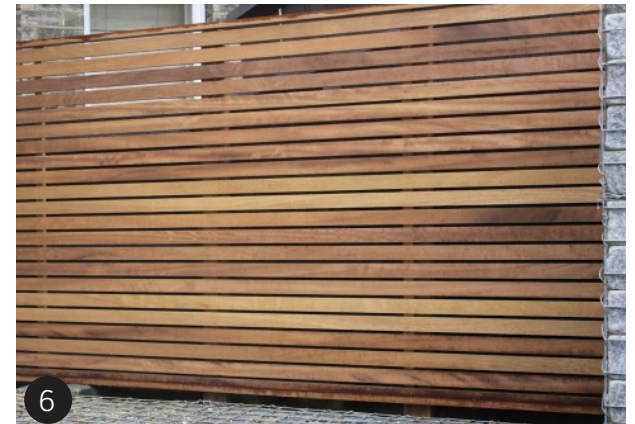
## Paving

- 1 Light gray concrete, broom finish
- 2 Exposed aggregate concrete
- 3 Bocce Court: crushed rock
- 4 Chef's Garden: gravel



## Walls

- 5 Concrete planter wall
- 6 Wood slat fence wall





# Tract K

## Furnishing

- 7 Pergola: painted metal
- 8 Suspended seating: painted metal
- 9 Handrail: painted metal
- 10 Bench and platform: hardwood (reclaimed or new)
- 11 Communal table: hardwood (reclaimed or new)

